

## POLLUTION OF CLADDING

### **Regular Cleaning and Maintenance Preserve the Appearance and Performance of Every Façade**

Modern façade cladding systems are designed to offer durability, aesthetics, and long-term performance. However, “low maintenance” does not mean “maintenance free.”

Just like window glass, façade cladding is continuously exposed to environmental pollution and weather influences. Regular cleaning and maintenance are therefore essential to preserve both the appearance and technical performance of the façade system.

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### **Every Façade Requires Maintenance**

Regardless of the material used — whether ceramics, natural stone, HPL, fiber cement, aluminum composite, or other façade panels — every façade surface is subject to contamination over time.

By carrying out regular maintenance:

- The façade retains its attractive appearance
- Long-term cleaning costs are reduced
- Premature aging is prevented
- The lifespan of the façade system is extended
- Costly restoration work can often be avoided

Allowing contamination to remain on the façade surface for too long may result in dirt penetrating deeply into the pores of the material, making simple cleaning increasingly difficult or even impossible.

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### **Environmental Pollution Affects Every Façade**

Air pollution and rainwater continuously deposit contaminants onto façade surfaces. Dust, soot, oils, grease particles, and other airborne pollutants settle on the cladding in exactly the same way they accumulate on windows.

While windows are cleaned regularly, façade cladding is often overlooked — despite being exposed to the same environmental conditions.

The degree and speed of contamination depend on several factors, including:

- Surface texture of the façade material
- Chemical stability of the panel
- Hardness and porosity
- Electrostatic properties
- Building location and surrounding environment
- Exposure to weather conditions

As a result, every façade material reacts differently to pollution and requires an appropriate maintenance strategy.

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### **Algae and Moss Formation: A Sign of Poor Ventilation**

Algae deposits and moss formation are usually caused by excessive moisture levels behind the façade cladding. In most cases, this is the result of insufficient ventilation within the ventilated façade construction.

Proper façade detailing and ventilation are therefore essential.

Important ventilation requirements include:

- An opening at the base of the façade, protected with a ventilation profile
- An opening at the top of the façade surface
- Roof trims that are not fully sealed against the cladding
- A continuous vertical ventilation cavity of at least 20 mm behind the façade cladding over the full façade height

Adequate ventilation helps keep the façade construction dry and minimizes the risk of biological contamination.

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### **Striping on Façade Surfaces**

Striping or staining on façade panels is often caused by concentrated rainwater flows. These concentrated water paths can result from:

- Poor detailing
- Water sill endings
- Screw heads
- Protruding façade elements
- Incorrect drainage design

Rainwater carries environmental dirt across the façade surface. When the water flow becomes concentrated in certain areas, visible contamination lines or streaks appear on the cladding.

Proper detailing and professional installation are essential to prevent these visual defects.

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### **Include Façade Cleaning in Your Maintenance Program**

The frequency and quality of façade maintenance directly influence the degree of contamination and the long-term appearance of the building.

A well-maintained façade:

- Preserves architectural aesthetics
- Protects the value of the building
- Extends the lifespan of façade materials
- Prevents unnecessary repair costs

That is why façade cleaning should be included as a standard part of every building's maintenance and window-cleaning program.

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### **Sustainable Façades Require Proper Maintenance**

A high-quality façade system deserves professional care. Regular inspection, cleaning, and proper ventilation management ensure that the façade continues to perform optimally for years to come.

Would you like advice on façade maintenance, ventilation detailing, or durable cladding solutions?

Our specialists are ready to help you maintain beautiful, clean, and high-performance façade systems.